

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
November 22, 2005
7:00 P.M.**

AGENDA ITEM

1. CALL TO ORDER

Chairman Hawley opened the Development Board Regular Meeting at 7:09 p.m.

2. ROLL CALL

Members Present: Boardmember Napolitano, Boardmember Rioux, Boardmember Kempiaik, Chairman Hawley, Boardmember Wrublik, Boardmember Zwerg, Boardmember Jimenez and Alternate Boardmember Richardson. Councilman Meck and Vice Mayor Urwiller were present from Town Council.

Members Absent: None

Departments Present: Town Manager Carroll Reynolds, Town Attorney Chris Schmalz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Fire Marshall Bob Costello, and Airport Manager Jason Hardison

3. APPROVAL OF MINUTES FROM NOVEMBER 8, 2005 REGULAR MEETING.

Motion made by Boardmember Kempiaik and seconded by Boardmember Napolitano to table the approval of the November 8, 2005 Regular meeting minutes until the December 13, 2005 meeting due to distribution problems by email. It was also requested that the November 10th Public Hearing for the Watson Road Community Facilities District Hearing Minutes be brought to the December 13, 2005 meeting. Motion passed unanimously.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

5A. Chairperson for the Planning and Development Board.

Town Attorney Chris Schmalz explained the rules and procedures of nomination of a Chairperson and was available to answer the Board's questions. Chairman Hawley abstained due to conflict of interest. Motion made by Boardmember Rioux and seconded by Boardmember Kempiaik to appoint Boardmember Napolitano for Chairman of the Planning and Development Board. Motion passed unanimously.

5B. Subject: Motion to elect a Vice Chairperson for the Planning and Development Board.

Chairman Hawley abstained due to conflict of interest. Motion made by Boardmember Jimenez and seconded by Boardmember Rioux to appoint Boardmember Zwerg as Vice Chairman of the Planning and Development Board. Attorney Schmalz stated that this would not interfere with Boardmember Zwerg's remaining 6 month term. Motion passed unanimously.

5C. Development Board Representative Appointed to the Airport Planning Advisory Committee.

Attorney Schmalz stated that the appointee had to be a member of the Board and not an Alternate Boardmember. Motion made by Boardmember Rioux and seconded by Boardmember Kempiaik to appoint Boardmember Hawley to the Airport Planning Advisory Committee. Motion passed unanimously.

5C. Tartesso Unit 1 Temporary Signs- SIGN05-05

Planner Quinn Newton was available to answer the board's questions. A public hearing was opened at 7:26 p.m. to hear citizen input about the signage permit. There being no comment from the public the hearing was closed at 7:26 p.m. Motion made by Boardmember Hawley and seconded by Boardmember Jimenez to approve the temporary use permit for weekend directional signage for the Tartesso Unit 1 development. Boardmember Kempiaik voted nay. Chairperson Napolitano, Boardmember Rioux, Boardmember Hawley, Boardmember Wrublik, Vice Chairman Zwerg, and Boardmember Jimenez voted aye. Motion carried.

5D. The Village on Broadway-SP05-08

Planner Ian Dowdy highlighted the staff report. Boardmember Kempiaik abstained due to conflict of interest. A public hearing was opened at 9:01 p.m. to hear citizen input for the proposed site plan. Greg Malone, an adjacent property owner is concerned about the lighting stipulations being enforced and inquired about who inspects these developments. The Board suggested that the lighting be inspected at night. Doug Wymore asked about the wall issue and would like to see it resolved. There being no further comment from the public the hearing was closed at 9:18 p.m. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the site plan for a 4.79 acres commercial corner on the northwest corner of Broadway Road and Miller Road with all stipulation, and stipulation 6). To read "*All landscaping, including that within the public right of way adjacent to the property shall be maintained by the property owner*"; and stipulation 25). to read "*This project shall construct raised landscaped medians in Miller Road and Broadway Road for project frontage to control traffic movements at the driveways. Associated widening of Miller and Broadway Roads and re-striping of existing pavement to accommodate these improvements shall be the responsibly of this project*". Chairperson Napolitano, Boardmember Rioux, Boardmember Hawley, Boardmember Wrublik, Vice Chairman Zwerg, and Boardmember Jimenez voted aye. Motion carried.

5E. Preliminary Plat for Vista Bonita-PP05-41

Planner Brian Rose highlighted the staff report. Developer Joseph Kalish was available to answer questions for the Board and presented the layout of the proposed development. A public hearing was opened at 8:23 p.m. to hear citizen input about the preliminary plat. There being no comments from the public the hearing was closed at 8:23 p.m. After some discussion the following stipulations were added:

23). Prior to closing the last ten (10) percent of the houses within the project, or as otherwise approved by staff, the developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of cost (25 percent share of- 4 signals, 50 percent share of 4 signals, and 100 percent share of 1 signal, and based on an anticipated signal cost of \$200,000 each."

24). This project shall be responsible for the construction of the south half-street improvements for Broadway Road from Apache Road to the east property line of the project and is to include the half-street improvements for Broadway Road in front of parcel 504-41-006L; This project shall also be responsible for the construction of the east half-street improvements for Apache Road from Broadway Road to the south property line of the project including the construction of the south half of the intersection at Broadway and Apache. The developer shall make every effort to obtain the needed right-of-way for improvements on parcel 504-41-006L. In the event that the developer is unable to do so, the Town of Buckeye shall assist in the acquisition or dedication of the right-of-way.

25). Lots 22, 23, 24, 25, 26, 66, 67, 68, and 69 as depicted on the preliminary plat shall be limited to single story units.

26). A full basketball court shall be provided in "Tract A" in lieu of the half-basketball court that is shown on the preliminary landscape plan

27). The developer shall provide school bus stops at locations throughout the subdivision and shall determine such locations in collaboration with the Buckeye Elementary School District and the Buckeye Union School District.

Motion made by Boardmember Hawley and seconded by Boardmember Jimenez to approve the preliminary plat for 275 residential lots on approximately 77.45 acres generally located at the southeast corner of Broadway Road and Apache Road with Stipulations 23, 24, 25, 26, and 27, as listed above. Motion passed unanimously.

5F. Village I and II Community Master Plan-CMP04-115

Planner Ian Dowdy highlighted the staff report. A public hearing was opened at 8:38 p.m. to hear citizen input about the proposed master plan. There being no comment from the public the hearing was closed at 8:39 p.m. After some discussion Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the Community Master Plan located north of the Greenway Road alignment and on the east and west of Sun Valley Parkway, the original Sun Valley Area Plan which was approved in 2000 with all stipulation, amending stipulation 39). to read "**All exhibits shall be revised to reflect the target densities of 4.0 du/ac for medium density residential and 13.5 du/ac for high density residential and lot count changes that are effectuated by this change**". Motion passed unanimously.

5G. Sun Valley Village 1 Planning Unit 1-CMP04-114

Planner Ian Dowdy highlighted the staff report. A public hearing was opened at 8:53 p.m. to hear citizen input on the proposed Planning Unit. There being no comment from the public the hearing was closed at 8:53 p.m. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the Planning Unit Plan located north of the Greenway Road alignment and on the east and south side of Sun Valley Parkway, a portion of the original Sun Valley Area Plan and the Sun Valley Village I and II Community Master Plan with all stipulations. Motion passed unanimously.

6. COMMENTS FROM THE PUBLIC

None

7. OTHER ITEMS FOR DISCUSSION BY DEVELOPMENT BOARD

- a. Development Board Meeting for 12-27-05 will be cancelled due to the Holidays.
- b. Parks and Recreation Workshop is scheduled for 12-6-05 at 6:00 p.m. at Town Council Chambers. Development Board Members are invited to attend.

8. REPORTS FROM STAFF

Director Bob Bushfield went over the staff reports with the Board.

9. ADJOURNMENT

There being no further business to come before the Board motion made by Boardmember Rioux and seconded by Boardmember Zwerg to adjourn the meeting at 9:28 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Work Session held on the 22nd day of November, 2005. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk